

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 15, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**
- 4. CONSENT AGENDA – *This Consent Agenda consists of items that are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.***
 - a. Approval of minutes from the workshop and regular meetings on August 1, 2013.**
 - b. Final Plat FP13-06: Austin's Colony Subdivision – Phase 13 Drawing**
Proposed Final Plat of Austin's Colony Subdivision – Phase 13, being 12.355 acres of land out of John Austin League, A-2 located east of the intersection of Thornberry and Bullinger Creek Drives in Bryan, Brazos County, Texas. (M. Dalton)
 - c. Final Plat FP13-07: Watson Townhome Subdivision Drawing**
Proposed Final Plat of Watson Townhome Subdivision, being 2 acres of land out of J.E. Scott Survey, A-50 located at the south corner of South College Avenue and Watson Lane in Bryan, Brazos County, Texas. (M. Hilgemeier)
 - d. Final Plat FP13-09: The Traditions Subdivision – Phase 8A Drawing**
Proposed Final Plat of The Traditions Subdivision – Phase 8A, being 5.509 acres of land out of T.J. Wooten Survey, A-59 wedged between Traditions Boulevard and Persimmon Ridge Drive and adjoining the south side of W. Villa Maria Road in Bryan, Brazos County, Texas. (M. Dalton)

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

5. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat [RP12-33](#): Winter Estate Subdivision – Block 8 [Drawing](#)

Proposed Replat of Lots 6-11 and 22-23 in Block 8 of Winter Estate Subdivision, being 1.92 acres of land wedged between East Pease, Burnett and Winter Streets, approximately 350 feet east from the intersection of South Texas Avenue and Burnett Street in Bryan, Brazos County, Texas. (M. Dalton)

b. Replat [RP13-20](#): The Traditions Subdivision – Phase 7 [Drawing](#)

Proposed Replat of Lots 13 and 14 in Block 2 of The Traditions Subdivision – Phase 7, being 0.921 acres of land adjoining the west side of Willow Ridge Drive, north from its intersection with South Traditions Drive in Bryan, Brazos County, Texas. (M. Dalton)

6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit [CU13-08](#): 2202 Maloney Avenue [Drawing](#)

A request for approval of a Conditional Use Permit to allow a new detached single-family dwelling on property in a Commercial District (C-3), specifically on property currently addressed as 2202 Maloney Avenue and adjoining the west side of Maloney Avenue between Howard and Lake Streets, occupying Lot 19 in Block O of Cavitt's Hillcrest Addition in Bryan, Brazos County, Texas. (M. Hilgemeier)

7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning [RZ13-11](#): The Aggieland Company

A request to change the zoning classification from a combination of Agricultural – Open District (A-O) and Retail District (C-2) to a combination of Residential District – 5000 and Retail District (C-2) on 33.783 acres of vacant land adjoining the south side of West Villa Maria Road (F.M. 1179) across from its intersection with Jones Road in Bryan, Brazos County, Texas. (R. Haynes)

8. CONSIDERATION OF PROPOSED PARKLAND DEDICATION IN ACCORDANCE WITH BRYAN CODE OF ORDINANCES SECTION 110-60 (Commission makes recommendation; City Council has final approval).

a. [Regency Gardens Apartments](#) – The Galindo Group

A proposal to dedicate approximately 20 acres of undeveloped land to the City of Bryan for use as parkland in conjunction with the proposed development of a 200-unit apartment development on 6.51 acres of currently vacant land adjoining the southeast side of West Villa Maria Road between Shirewood Drive and Traditions Boulevard in Bryan, Brazos County, Texas. (M. Zimmermann) [Drawing](#)

9. CONSIDERATION OF AMENDMENTS TO THE PLANNING AND ZONING COMMISSION'S BYLAWS (Commission has final approval).

a. Bylaw Amendments

*Proposed amendments to the Planning and Zoning Commission's Bylaws modifying terms a member may serve as Chairperson; removing the option for ballot election of Commission officers; clarifying provisions for meeting notice delivery to Commissioners; correcting references to the Code of Ordinances; and other action as appropriate. (M. Zimmermann) **Draft***

10. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, September 19, 2013 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.